



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE and ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:05)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to the Las Vegas Valley Water District for the purpose of providing water services located at 7701 West Washington Avenue known as Fire Station #44 - Ward 2 (Vacant)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Water District inspected the water distribution facilities located at 7701 West Washington Avenue, which are to be owned, operated and maintained by the Water District. The inspection determined that said facilities have been installed in accordance with the Water District standards and specifications. Therefore, the water facilities constructed for the City of Las Vegas have been accepted by the Water District as being satisfactorily completed on 4/9/2004 and the City now turns over the property to the Water District.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Bill of Sale
2. LVVWD 4/16/2004 Letter
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that a Bill of Sale is standard with the Water District after completion of a fire station so that they can supply water. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 17, 2004

PUBLIC WORKS

Item 1 - Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to the Las Vegas Valley Water District for the purpose of providing water services located at 7701 West Washington Avenue known as Fire Station #44 - Ward 2 (Vacant)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:07)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances on APN 138-28-301-005 to service Fire Station #44 - Ward 2 (Vacant)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Fire Station #44 is located near Washington/Buffalo Park. Plans for Fire Station #44 have been signed off, but Fire Services has requested an additional fire loop and detector. In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Water District for construction of the water lines and appurtenance(s).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be STRICKEN. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested this matter be stricken due to incorrect wording. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 17, 2004

PUBLIC WORKS

Item 2 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances on APN 138-28-301-005 to service Fire Station #44 - Ward 2 (Vacant))

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07)

1-61

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service APN 138-10-101-018 commonly known as Gowan Park - Ward 4 (Brown)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Water District for construction of the water lines and appurtenance(s).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

Submitted at meeting – Revised Legal Description - Exhibit A

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated this item is for a standard easement and rights-of-way to the Water District in order to supply water to Gowan Park. He submitted Exhibit A to the City Clerk. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 17, 2004

PUBLIC WORKS

Item 3 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service APN 138-10-101-018 commonly known as Gowan Park - Ward 4 (Brown)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:07 – 3:08)

1-80

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Interlocal Agreement #110025 between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service future Fire Station #8 - Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

A necessary part of this project is the installation of water service. Before Las Vegas Valley Water District will sign the service connection documents and allow the City to install the water service, the Interlocal Agreement with conditional water commitment must be executed.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Interlocal Agreement #110025

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated this matter involves a required interlocal agreement with the Water District for the construction of water facilities at Fire Station #8. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 17, 2004

PUBLIC WORKS

Item 4 - Discussion and possible action regarding Interlocal Agreement #110025 between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service future Fire Station #8 - Ward 3 (Reese)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service APN 139-25-701-002 for future Fire Station #8 - Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Water District for construction of the water lines and appurtenance(s).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Easement and Rights-of-Way

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested Items 5 and 6 be considered together, as they are related. He then remarked that Items 5 and 6 involve easements and rights-of-way relative to Item 4 for the construction of water facilities and fire hydrants at Fire Station #8. Staff recommended approval of both Items 5 and 6.

REAL ESTATE COMMITTEE MEETING OF MAY 17, 2004

PUBLIC WORKS

Item 5 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service APN 139-25-701-002 for future Fire Station #8 - Ward 3 (Reese)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

1-123

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water lines and appurtenances to service APN 139-25-303-014 for future Fire Station #8 - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Water District for construction of the water lines and appurtenance(s).

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

No one appeared in opposition.

See related Item 5 for all discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to negotiate purchase and/or initiate condemnation of APNs 139-34-512-002 and -003 located at 321 and 329 North Las Vegas Boulevard, APN 139-34-512-015 located at 512 East Mesquite Avenue and APNs 139-34-512-016 and -017 located at 409 North 6th Street and 405 North 6th Street for right-of-way and City Hall Expansion purposes - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The City is currently in design work for expansion of the City Hall Expansion. The City will need to acquire these properties for this purpose.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 7 be held in ABEYANCE to the 6/1/2004 Real Estate meeting. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested permission to negotiate a final purchase agreement with the property owners of the various parcels. If negotiations cannot be reached or a contract signed within the next two months, staff will seek approval to turn this matter over to the City Attorney's Office to move forward with condemnation.

ROBERT PAGE, owner of parcels 512 through 522 East Mesquite since 1983, stated that he does not wish to sell his property, as all his tenants are seniors that have been there for a long time. He considers his property to be unique because of its close proximity to other uses. He would prefer to postpone selling as long as possible, or at least for another two years because he

REAL ESTATE COMMITTEE MEETING OF MAY 17, 2004
PUBLIC WORKS

Item 7 - Discussion and possible action to negotiate purchase and/or initiate condemnation of APNs 139-34-512-002 and -003 located at 321 and 329 North Las Vegas Boulevard, APN 139-34-512-015 located at 512 East Mesquite Avenue and APNs 139-34-512-016 and -017 located at 409 North 6th Street and 405 North 6th Street for right-of-way and City Hall Expansion purposes - Ward 5 (Weekly)

MINUTES – Continued:

would like to use the income derived to pay for his retirement. However, since he knows he cannot stop the City in its endeavors, he requested fair treatment.

ATTORNEY STEVEN R. SCOW, 612 S. Seventh Street, appeared as counsel for MR. PAGE and stated that he and MR. PAGE attended the meeting to clearly state their position. They were looking forward to further discussions.

COUNCILMAN WEEKLY commented that he had the opportunity to speak with MR. PAGE, and while he fully appreciates his position, he also appreciates the City's need to acquire this property in order to expand. However, he strongly felt that further discussion is necessary on this matter so that all parties involved can negotiate openly and fairly.

COUNCILMAN WEEKLY confirmed with MR. ROARK that he met with MR. PAGE and ATTORNEY SCOW, and then asked MR. PAGE and ATTORNEY SCOW if they were fully informed of the City's plan. MR. PAGE felt that MR. ROARK'S representation of the City's plan was specious, explaining that during a meeting MR. ROARK spoke about using the land to build a parking lot. COUNCILMAN WEEKLY defended MR. ROARK'S work for the City and stated his preference to hold this matter in abeyance to the Real Estate Committee meeting of June 1, 2004. ATTORNEY SCOW interjected his belief that MR. ROARK has the best interest of the City in mind.

AL GALLEGGO, Citizen of Las Vegas, cautioned that the State has plans for an expansion of the freeway near these properties. The City should investigate the State's plans before moving forward with its plans.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3:12)

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: CHRIS KNIGHT (ACTING)** ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Agreement to Negotiate Exclusively with CityMark Development, LLC, regarding negotiation of a Disposition and Development Agreement for the site located at 3rd Street and Bonneville Avenue totaling approximately 2.38 acres and owned by Office District Parking I, Inc., APN 139-34-311-095 to -102 and -105 to -110 (receipt of \$50,000 deposit) - Ward 1 (Moncrief)

Fiscal Impact☒**No Impact****Amount:** \$50,000.00 deposit☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On January 7, 2004, Office District Parking I, Inc., a wholly owned subsidiary of the City, was authorized to proceed with a Request For Development Proposals (RFP) for the site located at 3rd Street and Bonneville Avenue (the Site). The RFP expressly sought development proposals for urban density residential projects from financially strong developers that furthered the development goals and objectives set forth in the Las Vegas Downtown Centennial Plan. A staff review committee evaluated the development proposals received and recommends CityMark Development, LLC, as the Developer with the best overall proposal for the Site. Execution of an Agreement to Negotiate Exclusively (ENA) will allow staff 60 days to negotiate a Disposition and Development Agreement (DDA) with CityMark Development, LLC for the Site.

RECOMMENDATION:

Authorize the City Manager, acting as the President of Office District Parking I, Inc., to execute an ENA with CityMark Development LLC in order to negotiate a DDA for the Site.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Agreement to Negotiate Exclusively
3. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 8 be held in abeyance to the Real Estate meeting of 6/1/2004. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MAY 17, 2004

BUSINESS DEVELOPMENT

Item 8 – Discussion and possible action regarding an Agreement to Negotiate Exclusively with CityMark Development, LLC, regarding negotiation of a Disposition and Development Agreement for the site located at 3rd Street and Bonneville Avenue totaling approximately 2.38 acres and owned by Office District Parking I, Inc., APN 139-34-311-095 to –102 and –105 to -110 (receipt of \$50,000 deposit) - Ward 1 (Moncrief)

MINUTES – Continued:

Before considering Item 1, DAVID ROARK, Manager, Real Estate and Asset Management Division, requested this matter be taken out of order and held in abeyance to the next Real Estate meeting.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:06)

1-12



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MAY 17, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:18)

1-420

THE MEETING ADJOURNED AT 3:18 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
June 8, 2004